

ZONING AND ADJUSTMENT BOARD

December 1, 2003

The Zoning and Adjustment Board of Sumter County, convened on Monday, December 1, 2003, at 6:30 P.M. with the following Board members present: Chairman Larry Story, Frank Topping, Richard Bradley, Dossie Singleton, Dave Pierazek, Mark Caruthers, Todd Brown, and Dale Nichols. Board members Rodney Caruthers, Lamar Parker, Rusty Mask, and Evan Merritt were absent. Aimee Webb, Board secretary, was absent. Terry Neal, Zoning and Adjustment Board Attorney, and Roberta Rogers, Director of Planning and Development were present.

The Board members led everyone in the pledge and prayer.

Mr. Story presented the proof of publication.

Mr. Bradley made a motion to approve the minutes from the November 17, 2003 ZAB meeting. Mr. Caruthers seconded the motion and the motion carried.

SS2003-0005

Frank & Jerri Pritchard, Trustees

Mr. Lonnie Edwards, agent, was present and requested a small-scale comprehensive plan amendment on .97 acres MOL from Low Density Residential to Commercial. There were no objections from the audience. The Board noted that the area shows increasing commercial uses. Mr. Topping made a motion to recommend approval of the requested small-scale comprehensive plan amendment to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

R2003-0021

Frank & Jerri Pritchard, Trustees

Mr. Lonnie Edwards, agent, was present and requested to rezone .97 acres MOL from RR to CH. There were no objections from the audience. The Board discussed the types of commercial uses in the area. Mr. Edwards requested to amend the application to CL, which he stated was suitable for the intended uses. Mr. Topping made a motion to recommend approval of the amended request to the Board of Sumter County Commissioners based on the information provided in the staff report and at the hearing. Mr. Bradley seconded the motion and the motion carried.

R2003-0024

Brenda Long

Ms. Long was present and requested a rezoning from RR1 to CL on 4.77 acres MOL. There were no objections from the audience. The Board and applicant discussed the location of the property, which is adjacent to the Webster Market and to another parcel which is being developed for a warehouse. There were no further questions or discussion from the Board. Mr. Topping made a motion to recommend approval of the requested

rezoning based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

R2003-0025

Sonna Walker & Virginia Stalvey

The applicants were not present. However, a letter requesting the case be continued was submitted prior to the hearing. The applicants requested a rezoning from C-1 to CN on 2.25 acres MOL. Mr. Topping made a motion to table the application until January 20, 2004. Mr. Nichols seconded the motion and the motion carried.

R2003-0027

Jessica & Julia Duteau

Jose Pagan, agent, was present and requested a rezoning from A5 to RR1C on 2.5 acres MOL to bring the property into compliance with the Future Land Use Map. There were no objections from the audience. Mrs. Rogers explained the parcel needed to have the zoning corrected due to its size. There were no further questions or discussion from the Board. Mr. Nichols made a motion to recommend approval of the rezoning request to the Board of Sumter County Commissioners. Mr. Topping seconded the motion and the motion carried.

R2003-0022

The Villages of Lake-Sumter, Inc.

Mr. Jack Sullivan, Carlton Fields Law Firm, representative for the applicant, was present and requested a rezoning from A5, RR, RR1 and C-2 to CH on 138.28 acres. Mr. Caruthers filed a conflict of interest, and did not participate in the discussion or vote. The request is filed in conjunction with an application to amend the Future Land Use Map to Commercial for the acreage. A new interchange onto I-75 at C-466/C-475 has been approved for construction. The plan amendment and this application are based upon the provision of commercial uses at the intersection. The Board discussed access onto the properties. Water and sewer will be supplied to the site from a private utility from The Villages. Sewer lines will run along C-466 from The Villages. Mr. Ron Brown asked the Board to consider requiring the utility to supply services at the intersection to the property owners who request it. Mr. Craig Martin supported Mr. Brown's concerns and request. The Board members believed the utility issue was separate and not properly addressed, and should be made to the Board of Sumter County Commissioners. There were no further questions or discussion from the Board. Mr. Topping made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. His motion was made contingent upon approval of the Comprehensive Plan amendment. Mr. Bradley seconded the motion and the motion carried. Mrs. Rogers stated the application would be presented to the Board of Sumter County Commissioners on January 13, 2004, which is the hearing date for the Comprehensive Plan amendment and DRI deviation.

DRI 2003-2

The Villages of Lake-Sumter, Inc.

Mr. Jack Sullivan, Carlton Fields Law Firm, representative for the applicant, was present and requesting the Board to recommend the transmittal of a comprehensive plan amendment to the State agencies for review. The property would be added to The Tri-County Villages. The application requests a change of land use to Mixed Use on 157.54 acres, and the expansion of an Urban Development Area (UDA) to encompass the subject property. The property is located north of C-466 and west of CR 101. The application is filed in conjunction with a Notice of Proposed Change to the Development Order for The Tri-County Villages DRI. No additional housing units are requested. The property would be added to the Master Plan for commercial use. The DRI NOPC adds additional retail and office commercial square footage.

Mr. Bernard Kirchens, a resident of The Villages, asked if this application created any apartments on CR 101. The Board stated that Mr. Kirchens was referring to comprehensive plan applications that had been heard earlier in the year. Mr. Kirchens expressed concern that the apartments would not be located in an appropriate location.

There was no further discussion from the Board. Mr. Topping made a motion to recommend transmittal of the application to the Board of Sumter County Commissioners. Mr. Bradley seconded the motion and the motion carried.

Mr. Topping made a motion to adjourn. Mr. Bradley seconded the motion and the motion carried.

The meeting adjourned at 7:27 p.m.

Larry Story, Chairman
Zoning and Adjustment Board